Scope: # 1			Building Feature: Seismic upgrades (foundation, walls, floors)
□ Maintenance	☐ Rehab/Restoration	☐ Completed	□ Proposed
Contract year worl	k completion: 2030		
Total Cost: \$ 1,000	,000.00		
Structural modified within the existing walls will be con	ng building to resist lateral	ismic standard req loads. The new she	uirements will be performed. The lateral support system will be concrete sheer walls ar walls will require modifying the foundation through installation of piles where new
South wall - Geo	otechnical and structural in	vestigations will de	termine viability of foundation support; structural repairs will stabilize subsidence of
First floor (prior subsoil to stabili	e) office and adjacent areas ze subsoil; new level floor v	- Geotechnical and vill be constructed.	structural investigations of subsiding floor will determine needed repairs to floor and

Scope: # 3	Building Feature:	Exterior concrete elevations
☐ Maintenance	☐ Proposed	
Contract year work completion: 2030		
Total Cost: \$800,000.00		
Total Cost: \$800,000.00 Repair and restore cracks, spalls, damage and impose elements such as columns, capital, window to cracks and spalls at Russ St. and south elevation smokestacks will be removed. Patch southern elevationaged wall areas.	frame elements, s utilitarian sections	pandrel panels, and cornice. Repair and restore including window frames. Non-historic

Scope: # 4			Building Feature: upper & penthouse windows; ground floor stucco windows
□ Maintenance	☒ Rehab/Restoration	☐ Completed	□ Proposed
Contract year wor	k completion: 2030		
Total Cost: \$800,0	00.00		
Windows on Homuntins, while to match histori Stucco infill parthat is compatible in-kind to match Some southern identify where welf-storage and	ward and Russ street he mullions and frame c will be installed. lels along ground floor le with the character a the existing. elevation windows with vindows were once lood the main elevations	es and repainter of Howard an and style of the ll be repaired a cated. Although to remain intac	be repaired or restored in kind. Paint and rust will be removed from ed. Where glazing is missing or incompatible replacement, new glazing d Russ Streets will be removed and replaced with appropriate glazing building. Central penthouse windows will also be repaired or replaced and restored in-kind, but most will be removed leaving a reveal to an an original feature, this is necessary for the interior to function as set. This is only proposed for the rear elevation and the reveal will serve as as well as provide some shadow to articulate windows have been

Scope: #5			Building Feature: terra cotta tile at bulkhead and column base
□ Maintenance	X Rehab/Restoration	☐ Completed	□ Proposed
Contract year wor	k completion: 2030		
Total Cost: \$ 100,0	000.00		
Total Cost: \$ 100,0 Repair and/or rematch the exist	000.00 eplace in-kind terra co	repaired tiles v	ong north and west elevations. Missing corner tiles will be replaced to vill be restored or replaced in-kind. Tiles will be painted with a black

Scope: # 6			Building Feature: Doors
☐ Maintenance		☐ Completed	□ Proposed
Contract year work	completion: 2030		
Total Cost: \$ 125,00	00.00		
Total Cost: \$ 125,00 Repair and r door in bay 2 with break re	00.00 estore main entranc 2 along Russ Street ((north-south).	ard Street including Art Deco detailing. Remove non-original Within bays 6 and 7, replace doors within existing opening th HPC and PC approval. Southern elevation door will be

Scope: # 7	Building Feature: Fire Escapes
☐ Maintenance	d □ Proposed
Contract year work completion: 2030	
Total Cost: \$ 75 ,000	
Description of work:	
Fire escapes along Russ Street will be repaired, painted an	d connections strengthened to meet current code standards.

Scope: # 8	Building Feature: Interior perimeter walls & columns
☐ Maintenance	□ Proposed
Contract year work completion: 2030	
Total Cost: \$100,000.00	
Description of work:	
Repair spalls and cracks on interior of perimeter wa	alls due to water infiltration.
Repair plaster Art Deco columns in-kind including o	dents and where damaged from removal of interior partition walls.

Scope: # 9	Building Feature: Boiler Room
☐ Maintenance ☐ Rehab/Restoration ☐ Completed	Proposed
Contract year work completion: 2030	
Total Cost: \$ \$5,000.00	
Description of work:	
The Boiler Room is a non-contributing feature deteriorated state that is beyond repair. It postdemolished. This condition is due to:	re of the building and is currently in a severely es life safety concerns and therefore will be
Demolished southern wall leaving to	
Substantial cracks and settlement inSubstantial delamination of roofing	the concrete slab, with water damage, holes, and corroded flashing,
 Spalling concrete at windows, walls 	, and roof, and
Rusted steel sash windows with bro	ken panes.

Scope: # 10			Building Feature: Roof
☒ Maintenance	☐ Rehab/Restoration	☐ Completed	□ Proposed
Contract year worl	completion: Annually		
Total Cost: \$ 5,000	0.00		
			irs being done on an as-needed basis, including the central penthouse cylight.

Scope: # 11 Building Feature: Exterior elevations including windows	
Maintenance □ Rehab/Restoration □ Completed □ Proposed	
Contract year work completion: Annually	
Total Cost: \$ 50,000.00	
Total Cost: \$50,000.00 Description of work: The building exterior will be painted as needed, likely every 3-5 years with some elevations requiring this form of maintenar more often due to exposure, such as the southern elevation. This includes window frames and any decorative elements.	nce

Scope: #	12			Building Feature: Art Deco features
✗ Mainte	nance	☐ Rehab/Restoration	☐ Completed	□ Proposed
Contract	year wor	k completion: Annually		
Total Cos	t: \$ <mark>5,00</mark> 0	0.00		
Description	on of wo	rk:	Dugo Stroot old	evetions will be inspected appually for peeded repairs and/or
		ch will be a addressed		evations will be inspected annually for needed repairs and/or needed repairs and/or

Scope: # 13 Building Feature: Doors							
Maintenance □ Rehab/Restoration □ Completed □ Proposed							
Contract year work completion: Annually							
Total Cost: \$ \$5,000.00							
Description of work:							
Doors along all elevations will be inspected annually for needed repairs and/or restoration, which will be addressed promptly if/when identified.							

Scope: #	14	Building Feature:	Fire Escapes				
Maintena	ance □ Rehab/Restoration □ Completed	☐ Proposed					
Contract year work completion: Annually							
Total Cost:	\$ \$5,000.00						
Description of work:							
Fire escapes along the Russ Street elevation will be inspected annually for needed repairs and/or restoration, which will be addressed promptly if/when identified.							

Scope: # 15			Building Feature:	Interior perimeter walls & columns					
Maintenance	☐ Rehab/Restoration	☐ Completed	☐ Proposed	-					
Contract year work completion: Annually									
Total Cost: \$ \$5,000.00									
Description of work:									
Interior perimeter walls and columns will be inspected annually for needed repairs and/or restoration, which will be addressed promptly if/when identified.									